

Hidden Valley Homeowners' Association
Board of Directors Meeting
February 4, 2026

The meeting was called to order at 7:00 p.m. by Felix Gafner, President.

In attendance also were: Kelly Relich, Kathy Bergan, Lee Alter, Mike Oliver, Mary Ann Jacobs, Ben Jacobs, Norie Nelson, Penny Nichols-Larkin, Carol Ellick, Bob Larkin, Richard Flores, Allan Honda, Amber Leschak, Paul Leshak and Donna Fullerton. Debbie Kornmiller arrived at 7:30 pm.

Secretary – Mike Oliver (for absent Ilene Oliver)

Minutes of the December 3, 2025 Board Meeting were approved.

We confirmed that the next meeting is at Kathy Bergan's home on March 4, 2026. The meeting after that will be at the Nickles-Larkin home on April 1, 2026, followed by the Annual meeting on May 5th at the Oliver home.

Treasurer's Report – Kathy Bergan

HV HOA Treasurer's Report - Presented to HV HOA BOD 02/04/2026
Report covers **December 2025** : New Income, Expenses, & Liquid Asset Total

Report based on account statements

	<i>Balances/Credits</i>	<i>Gain/Loss</i>
Fidelity		
Balance Forward as of 12/01/2025	\$112,770.70	
Fidelity Gain		\$1,264.05
Closing Balance 12/31/2025	\$114,034.75	
<i>*Investment 04/01/2018: \$44,402.30</i>		
Bank of America		
Balance Forward as of 12/01/2025	\$29,744.88	
Deposits and other credits	\$3,097.76	
Withdrawals and other debits	-\$1,284.96	
Checks	-\$1,782.02	
Service fees	\$0.00	
Closing Balance 12/31/2025	\$29,775.66	
BA Checking Account Gain	\$30.78	
Bank of America - Credit Card Balance	\$0.00	
<i>Paid Balance due 12/03/25 (-\$548.63) & 01/07/26 (-\$796.33)</i>		
	Asset Value 11/30/2025	\$141,966.95
	Asset Value 12/31/2025	\$143,810.41
	Change	\$1,843.46
Expenditures		
Credit Card Debt: All printing and postage	-\$1,284.96	
Checks: Retain & Recruit (event & event prizes, park maintenance); Donation (Community Food Bank of Southern AZ), Misc (PO Box rental); Office supplies (badges).	-\$1,782.02	
TOTAL	-\$3,066.98	

HV HOA Treasurer's Report - Presented to HV HOA BOD 02/04/2026
Report covers *January 2026* : New Income, Expenses, & Liquid Asset Total

Report based on account statements

	<i>Balances/Credits</i>	<i>Gain/Loss</i>
Fidelity Balance Forward as of 01/01/2026	\$114,034.75	
Fidelity Loss		-\$85.24
Closing Balance 01/31/2026	\$113,949.51	
<i>*Investment 04/01/2018: \$44,402.30</i>		

Bank of America

Balance Forward as of 01/01/2026	\$29,775.66
Deposits and other credits	\$1,156.25
Withdrawals and other debits	\$0.00
Checks	-\$475.15
Service fees	-\$4.05
Closing Balance 01/31/2026	\$30,452.71
BA Checking Account Gain	\$677.05

Bank of America - Credit Card Balance

Paid Balance due 02/03/26 (-\$725.64)

-\$725.64

Asset Value 12/31/2025	\$143,810.41	
Asset Value 01/31/2026	\$143,676.58	
Change	-\$133.83	-\$133.83

Expenditures

<i>Credit Card Debt: Molina holiday event charged on 12/06/25; Google One website expense charged on 12/21/25; West Press mailing Retain/Recruit expense charged on 12/23/25</i>	\$725.64
<i>Checks: Retain & Recruit (Xmas tree pickup; holiday event reimbursement; newcomer welcome basket content).</i>	\$475.15

Wes Miller Park - Lee Alter

Lee reported that only 5 Christmas trees were placed in the dumpster. He wondered if maybe we have past beyond the need for providing Christmas tree disposal. He said that otherwise the park is in good shape, but people continue to have difficulty being responsible for picking up their own pup's poop. He noted that a volunteer found sumac at the park, and he is looking into getting it removed. Lee also asked for Board approval for him to investigate costs of an improved sign board at the park. There was unanimous voice approval of doing so.

FireWise - Richard Flores

Richard reported that he hasn't received our FireWise Certification yet, but we have had a couple requests for FireWise inspections.

Membership - Donna Fullerton

Donna Reported that we have 162 members, and she has been sending Rosters to new and renewed members who hadn't received them.

Social Events - Carol Ellick

Social Committee Notes

HOA Meeting
February 4, 2026

Recent Social Events:

The most recent HOA social activity was the Holiday Party. The party was hosted at Felix and Lupita's house.

We had over 42 people register for the event. Two couples cancelled, one due to upcoming travel and the others came down with a virus. One couple asked that their payment be converted to a donation to the HOA. The other was already counted in the food order. The final count was about 38 people.

Comments I heard were that the home was beautifully decorated. They commented specifically on the poinsettias. The other said that the name tags were great.

Lanyards and Nametag Holders

I ordered the lanyards and nametag holders approved at the December 2025 meeting. The total cost was \$196.80. An invoice will be provided for reimbursement.

The Social Committee will hold onto the lanyards and nametags and will bring them to events. Blank cards will be provided for people to write their names. Per prior discussion, lanyards and nametags will be collected at the end of each event for reuse.

Upcoming Social Events

Linda Maddux (and Pete Cinquemani) have offered to host the first Saturday night social of 2026 on February 28. Once I confirm with Linda that this will still work for them, I will be providing information to Mike for an email announcement and posting on the website.

Lynn Klimo has offered to host a game day. She has a guest house with a card table and a pool table. I contacted her, but haven't heard back.

Plans

Now that the holidays are over, I will host an open Social Committee meeting for recruitment purposes and will put together a survey to find out what social events people would like to have/host.

Carol also noted that the Jigsaw Puzzle exchange gained momentum with the holidays and has many people donating and picking up puzzles now.

Neighborhood Watch - Amber and Paul Leschak

No incidents reported. Norie spoke up and mentioned a man and woman hit on Sabino Canyon Rd in front of the Three Canyons Wine and Beer Garden, and an attack by a squadron of angry javelinas in the same area.

ByLaws - Kelly Relich

Nothing to report.

Architecture - Allan Honda

Nothing to report.

Website and Data Management - Mike Oliver

Mike is looking into 3 alternatives to split the website from the data management.

1. Most simply, we might go back to keeping our data offline and not having member logins
2. As a workable alternative, we could run separate but linked websites so that data management and web posts each have their own system.
3. Best for the association: the two roles work together, so each knows how to back up the other.

Mike said he would recommend a solution to the Board for approval.

Other Business - Felix Gafner

Felix recognized the good work of Chandra and Norie managing a nice and effective clean up day. Norie gave a recounting of the work accomplished and recommended that we schedule continuing clean up days, maybe every six months or so. In just a couple hours, they patrolled every street in the neighborhood, picking up odd trash and mostly a lot of dog poop.

Ben brought up a young man who is regularly cleaning up trash on Sabino Canyon Rd. Richard Flores took this up and said he had talked to the young man, and he does this as a volunteer job. Richard asked that we get him a Safety Vest and print a certificate of some sort for him. All approved. Amber volunteered to help Richard with the certificate.

Norie Nelson noted that after the meeting, she would like folks to gather and consider questions and follow ups for Rex Scott, so that we can present questions or maybe meet with him later.

There was some discussion about houses with trees and shrubs overhanging the road, or those with trash in their yards. Several specific houses were mentioned and Felix asked Vice President Debbie Kornmiller to take on the responsibility of writing polite letters to encourage addressing such issues.

As a last note, Mike Oliver requested that we take some time in our next meeting to plan a calendar for next year. There seemed to be considerable support for doing so.

The meeting adjourned at 7:53pm.

Thanks to Norie for having everyone over and providing refreshments during and after the meeting.

Respectfully submitted,
Mike Oliver, on behalf of Ilene Oliver, Secretary